

072.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

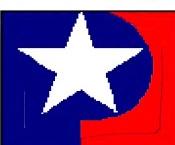
723,700 / 723,700

USE VALUE:

723,700 / 723,700

ASSESSED:

723,700 / 723,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVISON THOMAS A & STACY A	
Owner 2:		
Owner 3:		
Street 1:	64 STOWECROFT RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
		Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CARTA MICHAEL R/ANNE P -	
Owner 2:	-	
Street 1:	64 STOWECROFT RD	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2222 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6731	Sq. Ft.	Site			0	70.	0.92	12									435,352						435,400	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					45418	
101	6731.000	288,300		435,400	723,700					GIS Ref	
Total Card	0.155	288,300		435,400	723,700					GIS Ref	
Total Parcel	0.155	288,300		435,400	723,700					Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	325.68	/Parcel:	325.68	Entered Lot Size			10/08/18	
							Total Land:				
							Land Unit Type:				

PREVIOUS ASSESSMENT							Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	288,300	0	6,731.	435,400	723,700		Year end	12/23/2021			
2021	101	FV	278,600	0	6,731.	435,400	714,000		Year End Roll	12/10/2020			
2020	101	FV	278,600	0	6,731.	435,400	714,000	714,000	Year End Roll	12/18/2019			
2019	101	FV	218,800	0	6,731.	404,300	623,100	623,100	Year End Roll	1/3/2019			
2018	101	FV	218,800	0	6,731.	404,300	623,100	623,100	Year End Roll	12/20/2017			
2017	101	FV	218,800	0	6,731.	354,500	573,300	573,300	Year End Roll	1/3/2017			
2016	101	FV	218,800	0	6,731.	323,400	542,200	542,200	Year End	1/4/2016			
2015	101	FV	205,700	0	6,731.	286,100	491,800	491,800	Year End Roll	12/11/2014			

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/9/2017	251	Inter Fi	55,600	O				kitch + bath reno	10/8/2018	MEAS&NOTICE	HS	Hanne S					
12/6/2006	1061	Re-Roof	7,240	C					4/1/2009	Meas/Inspect	345	PATRIOT					
5/7/1997	228	Manual	11,600	C				SIDING/GUTTERS	11/18/1999	Inspected	267	PATRIOT					
									11/3/1999	Mailer Sent							
									10/14/1999	Measured	256	PATRIOT					
									7/27/1993		MF						

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	5 - Cape			Full Bath:	1	Rating:	Average									20					
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:										GAR (280)					
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average									14					
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Fair														
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average														
Color:	BEIGE			A Kits:		Rating:															
View / Desir:				Frl:	2	Rating:	Average														
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1958	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	6	3	M								
Sec Int Wall:		%		Economic:			%	Additions:													
Partition:	T - Typical			Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:			%	Baths:													
Sec Floors:		%		Total:	26.4	%		Plumbing:													
Bsmnt Flr:	4 - Carpet			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	110.00			Heating:													
Bsmnt Gar:				Size Adj.: 1.29754853				General:													
Electric:	3 - Typical			Const Adj.: 1.00999999																	
Insulation:	2 - Typical			Adj \$ / SQ: 144.158																	
Int vs Ext:	S			Other Features: 96250																	
Heat Fuel:	1 - Oil			Grade Factor: 1.00																	
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor: 1.00																	
Solar HW:	NO	Central Vac: NO		Adj Total: 391647																	
% Com Wal		% Sprinkled		Depreciation: 103395				Juris. Factor:													
				Deprecated Total: 288252				Special Features: 0													
								Final Total: 288300													
								Val/Su Net: 102.42													
								Val/Su SzAd: 177.80													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 072-0-0001-0001.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:	Total:						